

Marketing Preview



15 Bramley Avenue, Aston, Sheffield, S26 2AQ

£290,000

Bedrooms 3, Bathrooms 1, Reception Rooms 1



**** GUIDE PRICE £290,000 - £300,000 **** An extended, high-spec three bedroom semi-detached property with a utility, a generous garden, and an outhouse currently used as a snug, which could be an office. It has ample family and entertaining space. There is off-road parking and a garage for storage. The property is on a quiet road and is close to the M1 Motorway. It is immaculately presented throughout.

SUMMARY

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The hallway leads to the stairs and a door to the lounge with a bay window. There is a door to the kitchen/diner, which is U-shaped and provides ample family space. There is further reception space in the extension and a stylish utility space.

The stairs rise to the first floor, where the master bedroom is to the front, the second double bedroom is to the rear, and the single bedroom is to the front. There is also a family bathroom complete with a bath and vanity unit with a wash basin and WC.

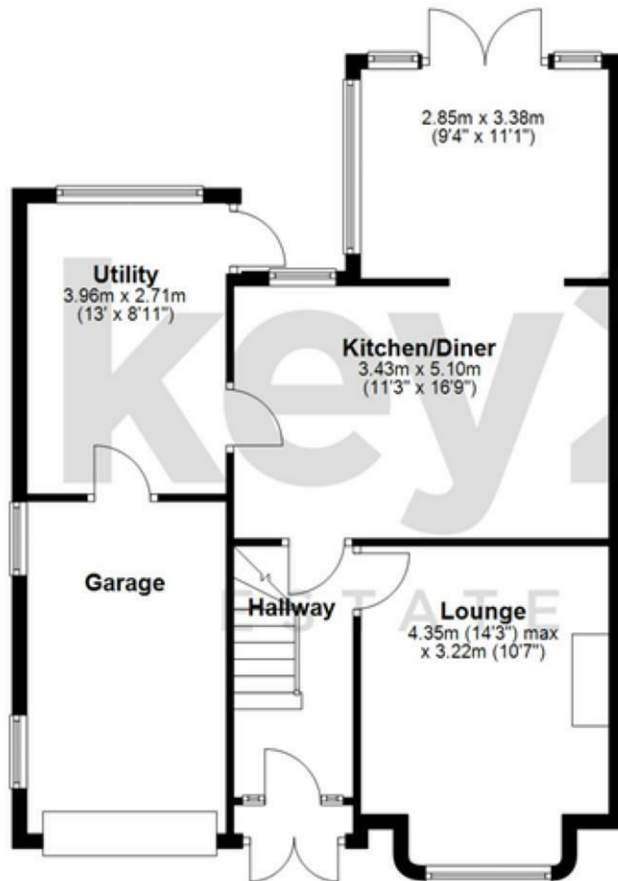
At the front, there is a brick-paved driveway for up to 2 cars with access to the garage for storage. The rear has a larger than average enclosed garden, which is well maintained and private. It has a two composite decking areas, apple trees and a snug with power and lighting. Also having a lawn, hedging, and shrubbery.

PROPERTY DETAILS

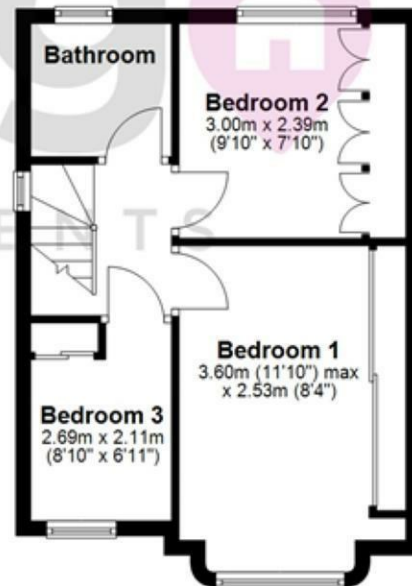
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND B - ROTHERHAM COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

